

Introduction and Planning History

1. Under planning ref: HGY/2020/1605, and LDC was issued in respect of the erection of a side and rear dormer roof extension. These extensions have been built in full.
2. The property is now let; however, the owner is considering his options for the future. The owner notes that, under planning ref: HGY/2022/2267, planning permission has been granted for the conversion of No.11 into 2no self-contained 3 bed flats. The owner notes that, under planning ref: HGY/2018/3724, planning permission has been granted for the conversion of No.17 into 2no self-contained flats, one 3 bed and one 2 bed. The owner wants to know if such a subdivision would be an option for the future use of the property.

The land

3. The land is at 13 St Paul's Rd, London N17 0NB.
4. The property is Semi-detached house.
5. The site is not located a Conservation Area.

The Proposal

6. The proposal is for the change of use to provide two three-bedroom units, one at ground floor level, and the other at first and second floor levels.
7. Both units will comply with the London Space Standards. Given that the house is semi-detached, both units will have access to the rear garden.

Plans

8. In addition to the Location Plan, existing and proposed plans are provided. These are numbered, **3481/7 + 9** Existing plans and **3481/6** Proposed plans.

Conclusion

9. The original house on site far exceeds 120sqm. The proposal would provide two acceptable family sized units within the designated Family Housing Zone. As such the proposal is considered in accordance with the planning policies.